

# Historic Preservation Ordinance 2010

Lakewood



# Legislation

- Ordinance approved by Lakewood City Council in 2008.
- Effective January 1, 2009.
- Join thousands of communities nationwide. Local communities include Cleveland (1971) and Shaker Heights (1975).
- Amendment approved by Lakewood City Council in late 2009 to include interior spaces customarily open or accessible to the public, including by invitation. Examples include public buildings, commercial buildings, and churches.

# Why is the ordinance important?

- It is a strategy to –
  - Protect and enhance Lakewood's attributes for residents, prospective residents, visitors, and tourists.
    - Historic resources are among the strongest community assets for attracting visitors.
    - Heritage tourism travelers spend more money and stay longer at destinations than the average U.S. traveler.

# Why is the ordinance important?

- It is a strategy to –

- Stabilize and improve property values.

- Design guidelines result in higher quality renovations.

- A number of statewide studies have concluded that, in general, properties in local historic districts experience rates of property appreciation greater than the rest of the local market and greater than in similar, undesignated neighborhoods.

- “Historic districts are a positive influence on property values. Homebuyers are willing to pay more for the assurance that the neighborhood surrounding their houses will remain unchanged over time.”

- Journal of the American Real Estate and Urban Economics Association

# Why is the ordinance important?

- It is a strategy to –

- Foster civic pride.

- “Historic preservation creates a bond between a community and its citizens. A restored downtown area and residential districts communicate to citizens that they live in a city that cares about itself and about its residents.”

- Economic Benefits of Historic Preservation: The Impact of Historic Preservation on Local Economies in Georgia

# Why is the ordinance important?

- It is a strategy to –
  - Strengthen the local economy.
    - Investment in a historic building reinforces the value of adjacent buildings, nearby businesses, and the local government.
    - Historic buildings are key strategy throughout Ohio and America for downtown and neighborhood revitalization.
    - Historic preservation creates more jobs than the same amount of new construction, because a higher percentage of the project budget is for labor instead of materials.

# Why is the ordinance important?

- It is a strategy to –
  - Conserve natural resources and go green.
    - The greenest building is an existing building:
      - More energy is expended to construct a building than is used over its entire lifespan.
      - Renovation produces less landfill waste than new construction.
      - The durability of many building materials from a century ago can not be found today.

# What does the ordinance do?

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- Allows designation for historic recognition by the City of Lakewood.
- Protects Lakewood's historic resources.
- Focuses on properties 50 years of age and older.

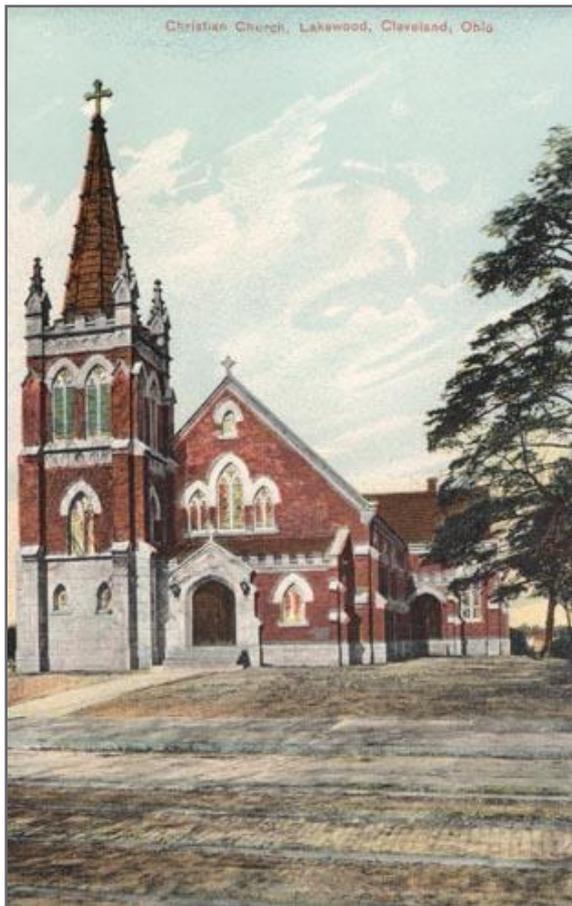
# Who can nominate a property?

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- Typically initiated by a property owner, group of property owners, or a neighborhood.
- City of Lakewood expects nominations to come from the community.

# Possible designations

## BUILDINGS



# Possible designations

## NEIGHBORHOODS



# Possible designations

## DISTRICTS



# Possible designations

## OBJECTS



# Types of significance

## HISTORY

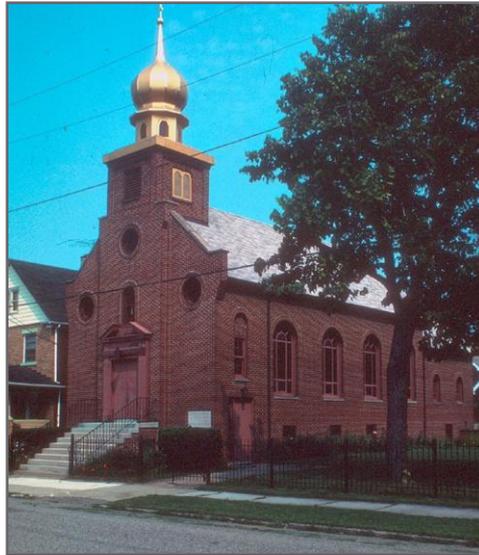
Extraordinary historical or architectural importance to the city.



# Types of significance

## CULTURE

Identification with a person, group, or area that contributed significantly to the city's cultural, economic, or historical development.



# Types of significance

## ARCHITECTURE

Possessing distinctive characteristics of architecture, building type, construction period, or method that is representative of a time period.



# Ordinance implementation



- No new bureaucracy.
- Use existing City of Lakewood boards and staff.

# Designation partners

- **Planning and Development Department**
  - ▣ Handles initial inquiry from the community.
  
- **Heritage Advisory Board**
  - ▣ Receives nomination inquiry from the Planning and Development Department.
  - ▣ Conducts initial review of the application.
  - ▣ Provides guidance to applicant on nomination.
  - ▣ For a historic district, holds ongoing educational outreach efforts and neighborhood meetings in conjunction with neighborhood.
  - ▣ For an interior space, the noteworthy features must be listed in the nomination.
  - ▣ Reviews nomination for completeness.
  - ▣ Makes recommendation for designation to Planning Commission.
  
- **Planning Commission**
  - ▣ Reviews nomination.
  - ▣ Votes on designation.

# What happens after designation approval?

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Before changing the exterior of a designated historic property or a property in a historic district, or a designated interior space, an owner needs to submit an application for a Certificate of Appropriateness.

# What doesn't happen after designation approval?



- An owner is not required to reinstall missing features of a building.
- Designation does not trigger a building inspection.
- Health and safety emergencies override the Certificate of Appropriateness process.

# What types of exterior changes are reviewed?

- Alterations
- Additions
- New construction
- Demolition
- Any side of a building - including areas not visible from the street (rear)
- Garages
- Fences
- Walls

# What types of interior changes are reviewed?

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- Actions such as alteration, demolition, or removal of noteworthy features listed in the nomination.

# Design review partners

- **Building Department**
  - Intake point for Certificate of Appropriateness application.
  - Reviews application for completeness.
  - Refers Certificate of Appropriateness application to Planning & Development Department.
  
- **Planning and Development Department**
  - Coordinates Certificate of Appropriateness process with Architectural Board of Review.
  
- **Architectural Board of Review**
  - Reviews and votes on Certificate of Appropriateness application.
  
- **Building Department**
  - Monitors work to ensure compliance with Certificate of Appropriateness.

# Design philosophy

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- Respect the architecture of the building.
- Repair rather than replace.
- Replace with matching design.

Secretary of the Interior's *Standards for Rehabilitation* will be the guide.

# Certificate of Appropriateness

## “No Review” items

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- Exterior painting
- Plantings
  - Arrangement of trees, shrubs, flowers, and plants.

# Certificate of Appropriateness

## “Administrative Approval” items

Review by Planning and Development Department staff

Anticipated Approval Time: 1 to 2 business days

- Re-roofing
  - ▣ Same material
  - ▣ No change in roof shape
  
- Gutter and downspout repair/replacement
  - ▣ Same material
  - ▣ Same location

# Certificate of Appropriateness “Administrative Approval” items

Review by Planning and Development Department staff

- Storm window and storm door installation
  - No significant visual alteration of the opening.
  - Compatible with the character of the building.
  - Original window/door must be kept.
  
- Exterior wall insulation
  - Exterior holes plugged with matching material.
  - Exterior venting requires “full review.”
  
- Driveway, parking area, loading area, or walkway repair
  - Same material.

# Certificate of Appropriateness

## “Full Review” items

### Review by Architectural Board of Review

- All other changes not listed previously
  - ▣ Alterations
  - ▣ Additions
  - ▣ New construction
  - ▣ Demolition

# Certificate of Appropriateness

## “Full Review” items

### Review by Architectural Board of Review

- Supplemental design guidelines can be added by the Planning Commission

Examples:

- Retention of property walls – Lake Avenue
- Retention of trellises – Chase Avenue

# After Certificate of Appropriateness approval

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- What if I want/need to change my design and/or materials?
  - Contact the Secretary of the Architectural Board of Review

# What happens if my Certificate of Appropriateness is denied?

- Architectural Board of Review can authorize waiting period
  - Purpose
    - Encourage applicant to consider changes more consistent with the character of the building, leading to resubmission and subsequent approval.
  - Timeframe
    - Alteration: up to 30 days.
    - Demolition: up to one year.
  
- Applicant can apply for a Certificate of Economic Hardship
  - Ordinance outlines criteria.
  - Planning Commission reviews.

# Questions

